



**architects & planners
international, inc.**

CASE No: 70-DR-2003

HACIENDA D'MEXICO OFFICE/WAREHOUSE

At: Lot 4 North Scottsdale Airpark 16098 N. 80th Street Scottsdale, AZ.

USE PERMIT REQUEST:

1. To allow small wood working repair shop.
2. To allow Paint Booth

PROJECT NARRATIVE

INTRODUCTION: The proposed facility consists of 16,818 square foot single story building which serve as the central warehouse, distribution and offices for: Hacienda D'Mexico furniture stores. This warehouse is replacing their former facility at 7745 E. Evans Rd. at Scottsdale Airpark where the existing dust collector and paint booth equipment exist and proposed to be relocated.

SITE DEVELOPMENT: Site placement of the building offers 50' and 60' setbacks along Greenway Parkway and Paradise Lane with mature colorful landscaping. Parking is screened with decorative masonry and accent screen walls matching the building materials and Architectural style. Building placement is sensitive to the busy adjacent street and adjacent commercial and industrial uses at Scottsdale Airpark.

ARCHITECTURAL CHARACTER: Proposes materials including natural and split face masonry, smooth stucco with canterra stone columns and window accents. Mission tile roofing is introduced for the desired blend and harmony of the Mexican southwest character. The facility has been designed to reflect the character of the Mexican and southwestern culture and products sold in their retail stores.

USE PERMIT JUSTIFICATION: Hacienda D'Mexico has recently sold their existing warehouse building in the Scottsdale Airpark and is replacing that facility with this proposed project. The main operation consists of receiving and distribution of Mexican furniture, Art objects, Glassware and decorative Ironworks to their retail stores.

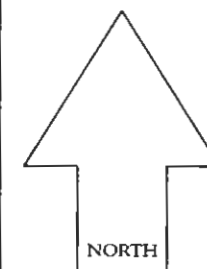
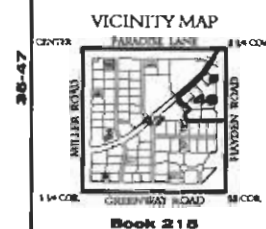
The woodworking shop is incidental but necessary for repairs, fitting new hardware and custom modifications. The paint booth is necessary to restore original finishes for the repairs. Both the dust collector and the paint booth are fully contained within the building in order to eliminate impact on the adjacent properties.




NOTES:

PHOTO DATE:
DECEMBER 2001 /
JANUARY 2002

SITE



SCALE $1'' = 100'$



Note: The map scale of $1'' = 100'$ is based on a full size price of $30' \times 30'$.

AERIAL
QUARTER SECTION MAP
35-46
SE 1/4 SEC. 2 T3N R4E

CITY OF SCOTTSDALE
SCOTTSDALE GEOGRAPHIC
INFORMATION SYSTEMS
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PROJECT DIRECTORY

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ATTACHMENT #10